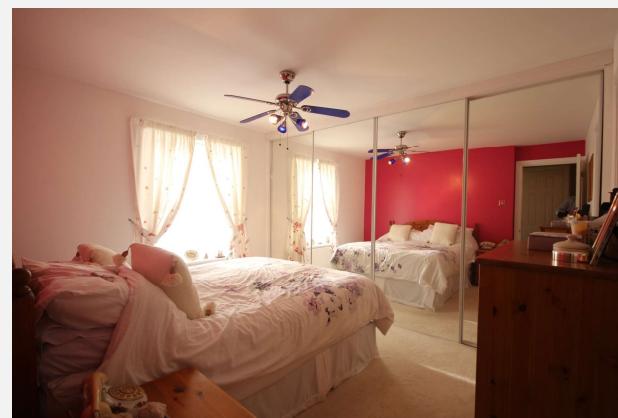




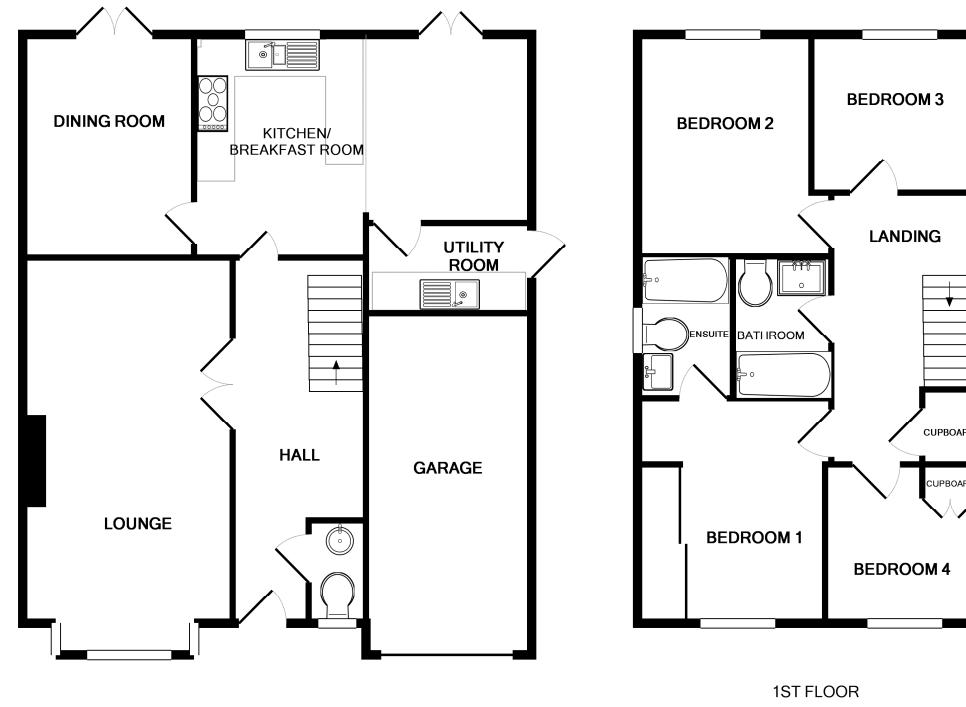
** A GREAT FAMILY HOME SET IN A DESIRABLE LOCATION **
Sears Property are delighted to offer to the market this four bedroom detached family home which is located on a sought after residential development. Internally the property benefits from:- Two reception rooms, 20ft newly fitted kitchen/breakfast room, downstairs cloakroom, utility room and master bedroom with En-Suite bathroom. Externally the property has the added advantage of a garage and driveway parking for several vehicles. Viewings are highly recommended to avoid disappointment.

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Warfield was originally an Anglo-Saxon settlement and is recorded in the Domesday Book as Warwelt [sic]. The name is believed to have originated from the Old English wær + feld, meaning 'Open land by a weir'.^[1] The medieval church is one of the finest in Berkshire, particularly noted for its Decorated Period chancel with beautiful carvings and 'Green Men'. It is a Grade II* listed building and located on Church Lane, $\frac{3}{4}$ of a mile north-east of the modern centre of the village. It is dedicated to the archangel Michael. The area around the church has been designated a conservation area since 1974 primarily to protect the character and nature of this historical building. There are several memorials to the Stavertons who lived at the old manor house in the moat at Hayley Green. This was replaced, in the Georgian period, by Warfield House alias Warfield Grove, the home of Admiral Sir George Bowyer and, later, the political writer, Sir John Hippisley. Another fine old country house was Warfield Park. In the 18th century, it was the home of John Walsh, the Secretary to Lord Clive and an amateur scientist, and later to his descendants the Lords Brathwaite.^[2] It was pulled down in 1955.^[3] Warfield Hall, built in the 1840s, is the former home of Field Marshal Sir Charles Brownlow.^[4]

- Four Bedrooms
- Utility Room
- Detached
- Downstairs Cloakroom
- 20ft Kitchen/Breakfast Room
- Garage And Driveway Parking
- Two Reception Rooms
- Sought After Location



EPC ratings: -

CTax band: Unk





Entrance Hall

Doors to lounge, kitchen and downstairs cloakroom, stairs to first floor.

Downstairs Cloakroom

Front elevation double glazed frosted window, low level WC, wall mounted wash hand basin, tiled flooring.

Lounge 18'1" (5.51m) x 10'11" (3.33m)

Front elevation double glazed bay window, feature gas coal fireplace with decorative surround, hearth and mantle, TV point, telephone point, radiator.

Dining Room 11'10" (3.61m) x 9'4" (2.84m)

Double glazed double doors to garden, radiator.

Kitchen/Breakfast Room 20'11" (6.38m) x 8'0" (2.44m)

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces over, one and a half bowl sink with drainer and mixer tap over, integrated oven with hob and extractor hood over, space for upright fridge/freezer.

Utility Room

Double glazed door to garden, a range of eye and base level units with rolled edge work surfaces, space and plumbing for washing machine and dishwasher, sink with drainer and mixer tap over.

First Floor Landing

Doors to bedrooms and bathroom, access to loft, airing cupboard housing hot water tank and shelving.

Master Bedroom 12'0" (3.66m) x 11'0" (3.35m)

Front elevation double glazed window, wall to wall wardrobes with hanging space and shelving, radiator.

En-Suite

Side elevation double glazed frosted window, panel enclosed bath with power shower over, low level WC, wall mounted hand wash basin, heated towel rail, part tiled walls, tiled flooring.

Bedroom Two

10'10" (3.3m) x 9'6" (2.9m)

Rear elevation double glazed window, radiator.

Bedroom Three 8'9" (2.67m) x 6'6" (1.98m)

Rear elevation double glazed window, radiator.

Bedroom Four 8'0" (2.44m) x 7'4" (2.24m)

Front elevation double glazed window, telephone point, TV point, radiator.

Family Bathroom

Panel enclosed bath with twin taps and shower attachment over, low level WC, wall mounted hand wash basin, part tiled walls, tiled flooring.

Outside

To The Front

Front garden laid to lawn with a wide variety of plants and shrubs, driveway parking for two vehicles, gated side access.

To The Rear

A mature rear garden with large patio area, flower bed borders housing a wide selection of trees, plants and shrubs, gated side access, garden shed.

Garage

An integral garage with up and over door, light and power.



appointment to view

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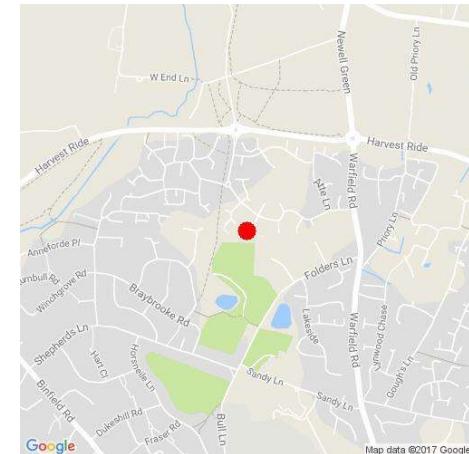
viewing with...

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we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

Daniel Sear on 01344 481111